



# PETITION TO THE VALUE ADJUSTMENT BOARD REQUEST FOR HEARING

Section 194.011, Florida Statutes **3580893**

DR-486  
R. 11/23  
Rule 12D-16.002  
F.A.C.  
Eff. 11/23  
Page 1 of 3

You have the right to an informal conference with the property appraiser. This conference is not required and does not change your filing due date. You can present facts that support your claim and the property appraiser can present facts that support the correctness of the assessment. To request a conference, contact your county property appraiser.

For portability of homestead assessment difference, use the Petition to the Value Adjustment Board – Transfer of Homestead Assessment Difference – Request for Hearing Form (DR-486PORT). For deferral or penalties, use the Petition to the Value Adjustment Board – Tax Deferral or Penalties – Request for Hearing Form (DR-486DP). Forms are incorporated, by reference, in Rule 12D-16.002, Florida Administrative Code.

<b>COMPLETED BY CLERK OF THE VALUE ADJUSTMENT BOARD (VAB)</b>			
Petition #	<b>2024-0441</b>	County	<b>Lake</b>
		Tax year	<b>2024</b>
		Date received	<b>9.12.24</b>
<b>COMPLETED BY THE PETITIONER</b>			
<b>PART 1. Taxpayer Information</b>			
Taxpayer name: <b>AMH_Home; CPI Amherst SFR Program Owner, LLC</b>		Representative: <b>Ryan, LLC c/o Robert Peyton</b>	
Mailing address for notices	<b>Ryan, LLC 16220 North Scottsdale Rd, Ste 650 Scottsdale, AZ 85254</b>	Parcel ID and physical address or TPP account #	<b>2224260830-000-36700 15530 Greater Groves Blvd</b>
Phone	<b>954-740-6240</b>	Email	<b>ResidentialAppeals@ryan.com</b>
The standard way to receive information is by US mail. If possible, I prefer to receive information by <input checked="" type="checkbox"/> email <input type="checkbox"/> fax.			
<input type="checkbox"/> I am filing this petition after the petition deadline. I have attached a statement of the reasons I filed late and any documents that support my statement.			
<input type="checkbox"/> I will not attend the hearing but would like my evidence considered. (In this instance only, you must submit duplicate copies of your evidence to the value adjustment board clerk. Florida law allows the property appraiser to cross examine or object to your evidence. The VAB or special magistrate ruling will occur under the same statutory guidelines as if you were present.)			
<b>Type of Property</b> <input checked="" type="checkbox"/> Res. 1-4 units <input type="checkbox"/> Industrial and miscellaneous <input type="checkbox"/> High-water recharge <input type="checkbox"/> Historic, commercial or nonprofit			
<input type="checkbox"/> Commercial <input type="checkbox"/> Res. 5+ units <input type="checkbox"/> Agricultural or classified use <input type="checkbox"/> Vacant lots and acreage <input type="checkbox"/> Business machinery, equipment			
<b>PART 2. Reason for Petition</b> Check one. If more than one, file a separate petition.			
<input checked="" type="checkbox"/> Real property value (check one) <input checked="" type="checkbox"/> decrease <input type="checkbox"/> increase <input type="checkbox"/> Denial of exemption Select or enter type:			
<input type="checkbox"/> Denial of classification			
<input type="checkbox"/> Parent/grandparent reduction <input type="checkbox"/> Denial for late filing of exemption or classification (Include a date-stamped copy of application.)			
<input type="checkbox"/> Property was not substantially complete on January 1			
<input type="checkbox"/> Tangible personal property value (You must have timely filed a return required by s.193.052. (s.194.034, F.S.)) <input type="checkbox"/> Qualifying improvement (s. 193.1555(5), F.S.) or change of ownership or control (s. 193.155(3), 193.1554(5), or 193.1555(5), F.S.)			
<input type="checkbox"/> Refund of taxes for catastrophic event			
<input type="checkbox"/> Check here if this is a joint petition. Attach a list of units, parcels, or accounts with the property appraiser's determination that they are substantially similar. (s. 194.011(3)(e), (f), and (g), F.S.)			
<input type="checkbox"/> Enter the time (in minutes) you think you need to present your case. Most hearings take 15 minutes. The VAB is not bound by the requested time. For single joint petitions for multiple units, parcels, or accounts, provide the time needed for the entire group.			
<input type="checkbox"/> My witnesses or I will not be available to attend on specific dates. I have attached a list of dates.			
You have the right to exchange evidence with the property appraiser. To initiate the exchange, you must submit your evidence directly to the property appraiser at least 15 days before the hearing and make a written request for the property appraiser's evidence. At the hearing, you have the right to have witnesses sworn.			
You have the right, regardless of whether you initiate the evidence exchange, to receive from the property appraiser a copy of your property record card containing information relevant to the computation of your current assessment, with confidential information redacted. When the property appraiser receives the petition, he or she will either send the property record card to you or notify you how to obtain it online.			

Your petition will not be complete until you pay the filing fee. When the VAB has reviewed and accepted it, they will assign a number, send you a confirmation, and give a copy to the property appraiser. Unless the person filing the petition is completing part 4, the taxpayer must sign the petition in part 3. Alternatively, the taxpayer's written authorization or power of attorney must accompany the petition at the time of filing with the signature of the person filing the petition in part 5 (s. 194.011(3), F.S.). **Please complete one of the signatures below.**

**PART 3. Taxpayer Signature**

Complete part 3 if you are representing yourself or if you are authorizing a representative listed in part 5 to represent you without attaching a completed power of attorney or authorization for representation to this form. Written authorization from the taxpayer is required for access to confidential information from the property appraiser or tax collector.

I authorize the person I appoint in part 5 to have access to any confidential information related to this petition. Under penalties of perjury, I declare that I am the owner of the property described in this petition and that I have read this petition and the facts stated in it are true.

\_\_\_\_\_  
Signature, taxpayer

\_\_\_\_\_  
Print name

\_\_\_\_\_  
Date

**PART 4. Employee, Attorney, or Licensed Professional Signature**

Complete part 4 if you are the taxpayer's or an affiliated entity's employee or you are one of the following licensed representatives.

I am (check any box that applies):

- An employee of \_\_\_\_\_ (taxpayer or an affiliated entity).
- A Florida Bar licensed attorney (Florida Bar number \_\_\_\_\_).
- A Florida real estate appraiser licensed under Chapter 475, Florida Statutes (license number RD6182).
- A Florida real estate broker licensed under Chapter 475, Florida Statutes (license number \_\_\_\_\_).
- A Florida certified public accountant licensed under Chapter 473, Florida Statutes (license number \_\_\_\_\_).

I understand that written authorization from the taxpayer is required for access to confidential information from the property appraiser or tax collector.

Under penalties of perjury, I certify that I have authorization to file this petition on the taxpayer's behalf, and I declare that I am the owner's authorized representative for purposes of filing this petition and of becoming an agent for service of process under s. 194.011(3)(h), Florida Statutes, and that I have read this petition and the facts stated in it are true.

Robert L. Peyton  
Signature, representative

Robert Peyton  
Print name

9/10/2024  
Date

**PART 5. Unlicensed Representative Signature**

Complete part 5 if you are an authorized representative not listed in part 4 above.

- I am a compensated representative not acting as one of the licensed representatives or employees listed in part 4 above AND (check one)
  - Attached is a power of attorney that conforms to the requirements of Part II of Chapter 709, F.S., executed with the taxpayer's authorized signature OR  the taxpayer's authorized signature is in part 3 of this form.
- I am an uncompensated representative filing this petition AND (check one)
  - the taxpayer's authorization is attached OR  the taxpayer's authorized signature is in part 3 of this form.

I understand that written authorization from the taxpayer is required for access to confidential information from the property appraiser or tax collector.

Under penalties of perjury, I declare that I am the owner's authorized representative for purposes of filing this petition and of becoming an agent for service of process under s. 194.011(3)(h), Florida Statutes, and that I have read this petition and the facts stated in it are true.

\_\_\_\_\_  
Signature, representative

\_\_\_\_\_  
Print name

\_\_\_\_\_  
Date

# LAKE COUNTY PROPERTY APPRAISER VAB APPEAL WORKSHEET RESIDENTIAL

<b>Petition #</b> 2024-0441	Alternate Key: 3580893	Parcel ID: 22-24-26-0830-000-36700
<b>Petitioner Name</b> Ryan, llc c/o Peyton The Petitioner is: <input type="checkbox"/> Taxpayer of Record <input checked="" type="checkbox"/> Taxpayer's agent <input type="checkbox"/> Other, Explain:	<b>Property Address</b> 15530 GREATER GROVES BLVD CLERMONT	<input type="checkbox"/> Check if Multiple Parcels
<b>Owner Name</b> Cpi/Amherst sfr program owner llc	Value from TRIM Notice	Value before Board Action Value presented by Prop Appr
		Value after Board Action
<b>1. Just Value, required</b>	\$ 285,136	\$ 285,136
<b>2. Assessed or classified use value, *if applicable</b>	\$ 233,420	\$ 233,420
<b>3. Exempt value, *enter "0" if none</b>	\$ -	
<b>4. Taxable Value, *required</b>	\$ 233,420	\$ 233,420

\*All values entered should be county taxable values, School and other taxing authority values may differ.

**Last Sale Date** 3/20/2020 **Price:** \$470,600  Arm's Length  Distressed Book 5447 Page 576

ITEM	Subject	Comparable #1	Comparable #2	Comparable #3
<b>AK#</b>	3580893	3397908	3719590	3376579
<b>Address</b>	15530 GREATER GROVES BLVD	2151 PINK GRAPEFRUIT TRL	15310 GREATER GROVES BLVD	15937 GREATER GROVES BLVD
<b>Proximity</b>		same sub	same sub	same sub
<b>Sales Price</b>		\$355,000	\$350,000	\$389,000
<b>Cost of Sale</b>		-15%	-15%	-15%
<b>Time Adjust</b>		2.80%	2.40%	0.00%
<b>Adjusted Sale</b>		\$311,690	\$305,900	\$330,650
<b>\$/SF FLA</b>	\$192.40 per SF	\$224.88 per SF	\$174.20 per SF	\$238.22 per SF
<b>Sale Date</b>		5/19/2023	6/5/2023	12/26/2023
<b>Terms of Sale</b>		<input checked="" type="checkbox"/> Arm's Length <input type="checkbox"/> Distressed	<input checked="" type="checkbox"/> Arm's Length <input type="checkbox"/> Distressed	<input checked="" type="checkbox"/> Arm's Length <input type="checkbox"/> Distressed

Value Adj.	Description	Description	Adjustment	Description	Adjustment	Description	Adjustment
<b>Fla SF</b>	1,482	1,386	6720	1,756	-19180	1,388	6580
<b>Year Built</b>	1996	1992		1997		1992	
<b>Constr. Type</b>	block/stucco	block/stucco		block/stucco		block/stucco	
<b>Condition</b>	good	good		good		good	
<b>Baths</b>	2.0	2.0		2.0		2.0	
<b>Garage/Carport</b>	2 car	2 car		2 car		2 car	
<b>Porches</b>	125 sf	160 sf		331 sf		160 sf	
<b>Pool</b>	n	Y	-20000	N	0	Y	-20000
<b>Fireplace</b>	0	0	0	0	0	0	0
<b>AC</b>	Central	Central	0	Central	0	Central	0
<b>Other Adds</b>	no	no		no		no	
<b>Site Size</b>	lot	lot		lot		lot	
<b>Location</b>	good	good		good		good	
<b>View</b>	good	good		good		good	
		-Net Adj. 4.3%	-13280	-Net Adj. 6.3%	-19180	-Net Adj. 4.1%	-13420
		Gross Adj. 8.6%	26720	Gross Adj. 6.3%	19180	Gross Adj. 8.0%	26580
<b>Adj. Sales Price</b>	Market Value <b>\$285,136</b>	Adj Market Value	<b>\$298,410</b>	Adj Market Value	<b>\$286,720</b>	Adj Market Value	<b>\$317,230</b>
	Value per SF 192.40						

The IAAO "Standard on Ratio Studies", approved April, 2013, paragraph 9.1, indicates that a range of assessment level from .90 and 1.10 times the desired level of assessment is acceptable for any class of property. Thus, after applying a -15% 1st & 8th criteria adjustment factor to a Market Value indication, a Just Value/Market Value ratio of 76.5% to 93.5% falls within the acceptable range.

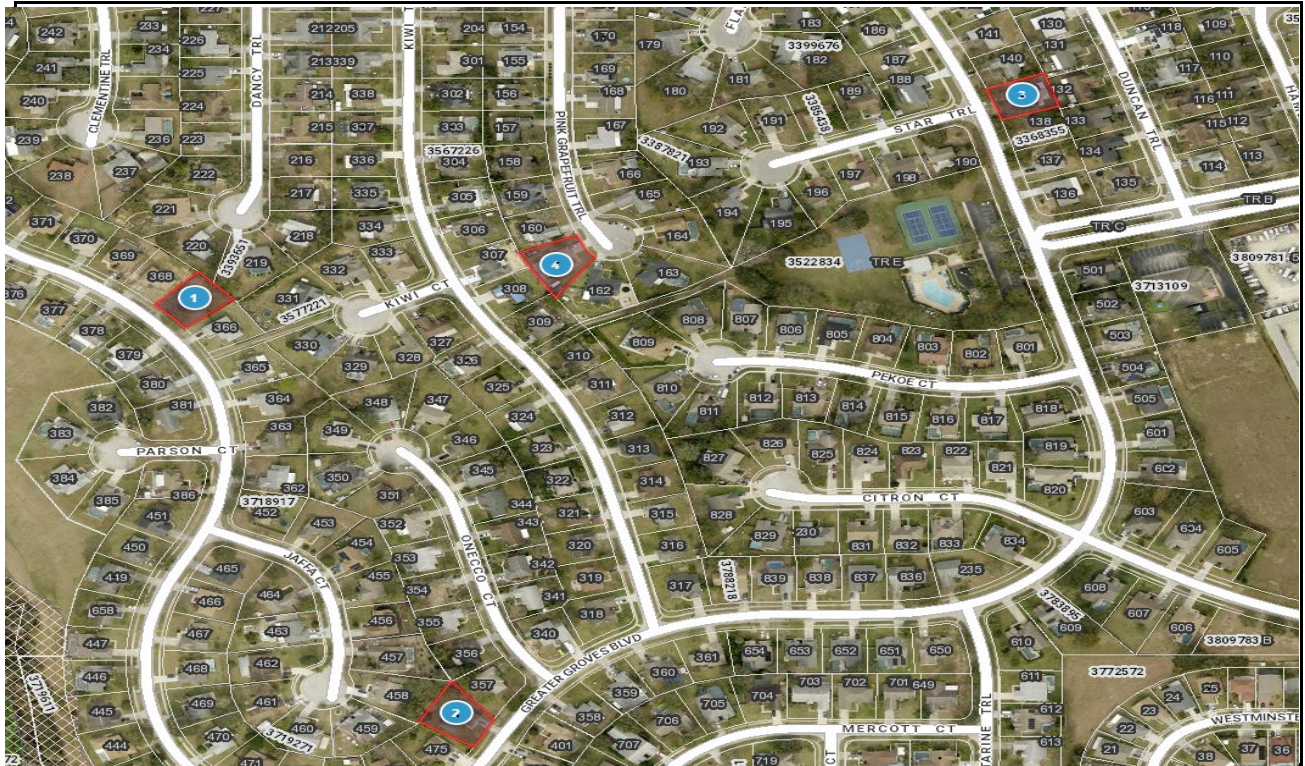
1. Describe Subject
2. Describe Comps
3. Describe Range of Values
4. Describe Petitioner's Comps The petitioner is taking off 15 % after adjustment was made base on our thre sales we feel that our value is ok

Based upon the facts presented herein, it is the Property Appraiser's opinion that the Market Value placed upon this property is considered to be fair and just as of January 1st. The Income, Market, and Cost approaches to value have been considered in the assessment of this property and are an integral part of the Property Appraiser CAMA. All factors considered as per F.S. s.193.011 and approved mass appraisal standards.

**DEPUTY: Mohamed Shariff**

**DATE 11/19/2024**

## 2024-0441 Comp Map



Bubble #	Comp #	Alternate Key	Parcel Address	Distance from Subject(mi.)
1	subject	3580893	15530 GREATER GROVES BLVD CLERMONT	-
2	comp 1	3397908	2151 PINK GRAPEFRUIT TRL CLERMONT	same sub
3	comp 2	3719590	15310 GREATER GROVES BLVD CLERMONT	same sub
4	comp 3	3376579	15937 GREATER GROVES BLVD CLERMONT	same sub
5				
6				
7				
8				



Alternate Key 3580893  
 Parcel ID 22-24-26-0830-000-36700

**LCPA Property Record Card**  
 Roll Year 2024 Status: A

2024-0441 subject  
 PRC Run: 12/2/2024 By mshariff  
 Card # 1 of 1

**Miscellaneous Features**  
*\*Only the first 10 records are reflected below*

Code	Description	Units	Type	Unit Price	Year Blt	Effect Yr	RCN	%Good	Apr Value

**Building Permits**

Roll Year	Permit ID	Issue Date	Comp Date	Amount	Type	Description	Review Date	CO Date
1997	6020866	02-01-1996	12-01-1996	85,917	0000	SFR 15530 GREATER GROVES		

**Sales Information**

Instrument No	Book/Page	Sale Date	Instr	Q/U	Code	Vac/Imp	Sale Price	<b>Exemptions</b>				
								Code	Description	Year	Amount	
2020037830	5447	0576	03-20-2020	WD	Q	05	I	470,600				
2019073697	5303	0911	06-20-2019	WD	Q	Q	I	180,000				
	3691	1939	10-02-2008	WD	U	U	I	125,000				
	3655	2438	07-21-2008	CT	U	U	I	100				
	3546	1599	11-28-2007	WD	U	U	I	0				
<b>Total</b>											0.00	

**Value Summary**

Land Value	Bldg Value	Misc Value	Market Value	Deferred Amt	Assd Value	Cnty Ex Amt	Co Tax Val	Sch Tax Val	Previous Valu
92,750	192,386	0	285,136	51716	233420	0.00	233420	285136	279,159

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Alternate Key 3397908  
Parcel ID 22-24-26-0800-000-16100

**LCPA Property Record Card**  
Roll Year 2024 Status: A

2024-0441 comp 1  
PRC Run: 12/2/2024 By

Card # 1 of 1

Current Owner		
ZENO AMANDA AND RICHARD FELIZ		
2151 PINK GRAPEFRUIT TRL		
CLERMONT	FL	34714

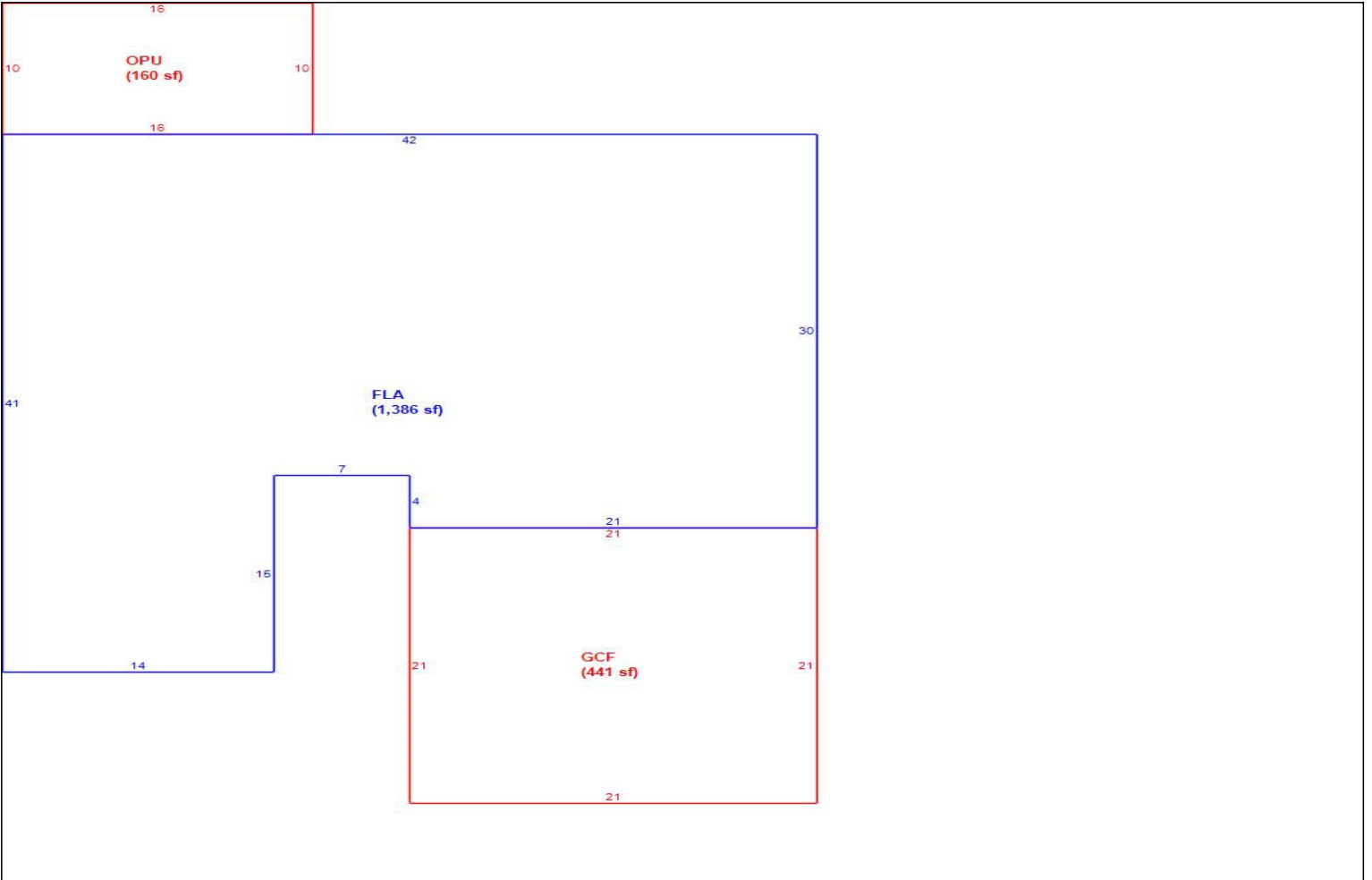
comp 1

Property Location			
Site Address	2151 PINK GRAPEFRUIT TRL		
	CLERMONT	FL	34714
Mill Group	GG05	NBHD	0581
Property Use		Last Inspection	
00100	SINGLE FAMILY	MHS	02-04-202

Legal Description
GREATER GROVES PHASE 1 LOT 161 PB 32 PGS 79-80 ORB 6157 PG 1551

Land Lines												
LL #	Use Code	Front	Depth	Notes Adj	Units	Unit Price	Depth Factor	Loc Factor	Shp Factor	Phys Factor	Class Val	Land Value
1	0100	0	0		1.00 LT	26,500.00	0.0000	3.50	1.000	1.000	0	92,750
Total Acres		0.00		JV/Mkt		0		Total Adj JV/Mkt		92,750		
Classified Acres		0		Classified JV/Mkt		92,750		Classified Adj JV/Mkt		0		

Sketch			
Bldg 1	Sec 1	of 1	Replacement Cost 189,970
		Deprec Bldg Value 184,271	Multi Story 0



Building Sub Areas				Building Valuation			Construction Detail				
Code	Description	Living Are	Gross Are	Eff Area	Year Built	1992	Imp Type	R1	Bedrooms	3	
FLA	FINISHED LIVING AREA	1,386	1,386	1386	Effective Area	1386	No Stories	1.00	Full Baths	2	
GAR	GARAGE FINISH	0	441	0	Base Rate	109.48	Quality Grade	665	Half Baths	0	
OPU	OPEN PORCH UNFINIS	0	160	0	Building RCN	189,970	Wall Type	03	Heat Type	6	
						Condition	EX	Foundation	3	Fireplaces	0
						% Good	97.00	Roof Cover	3	Type AC	03
						Functional Obsol	0				
TOTALS		1,386	1,987	1,386	Building RCNLD	184,271					



Alternate Key 3397908  
Parcel ID 22-24-26-0800-000-16100

**LCPA Property Record Card**  
Roll Year 2024 Status: A

2024-0441 comp 1  
PRC Run: 12/2/2024 By  
Card # 1 of 1

<b>Miscellaneous Features</b>									
<i>*Only the first 10 records are reflected below</i>									
Code	Description	Units	Type	Unit Price	Year Blt	Effect Yr	RCN	%Good	Apr Value
POL2	SWIMMING POOL - RESIDENTIAL	450.00	SF	35.00	1993	1993	15750.00	85.00	13,388
PLD2	POOL/COOL DECK	600.00	SF	5.38	1993	1993	3228.00	70.00	2,260
SEN2	SCREEN ENCLOSED STRUCTURE	1336.00	SF	3.50	1993	1993	4676.00	40.00	1,870
HTB2	HOT TUB/SPA	1.00	UT	6000.00	1993	1993	6000.00	50.00	3,000

<b>Building Permits</b>									
Roll Year	Permit ID	Issue Date	Comp Date	Amount	Type	Description	Review Date	CO Date	
2020	2019030982	03-25-2019	02-04-2020	7,797	0002	REPL WINDOWS 10	02-05-2020		
1995	9401560	04-01-1994	11-01-1994	15,000	0000	POL			

<b>Sales Information</b>								<b>Exemptions</b>				
Instrument No	Book/Page	Sale Date	Instr	Q/U	Code	Vac/Imp	Sale Price	Code	Description	Year	Amount	
2023069149	6157	1551	05-19-2023	WD	Q	01	I	355,000	039	HOMESTEAD	2024	25000
2021049981	5685	1226	04-03-2021	WD	U	11	I	100	059	ADDITIONAL HOMESTEAD	2024	25000
2017135470	5042	2453	04-07-2017	WD	Q	Q	I	160,000				
	3919	1915	06-09-2010	WD	U	U	I	100				
	1468	0080	09-01-1996	WD	Q	Q	I	116,000				
<b>Total</b>											50,000.00	

**Value Summary**

Land Value	Bldg Value	Misc Value	Market Value	Deferred Amt	Assd Value	Cnty Ex Amt	Co Tax Val	Sch Tax Val	Previous Valu
92,750	184,271	20,518	297,539	0	297539	50,000.00	247539	272539	291,877

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Alternate Key 3719590  
Parcel ID 22-24-26-0835-000-47600

**LCPA Property Record Card**  
Roll Year 2024 Status: A

2024-0441 comp 2  
PRC Run: 12/2/2024 By

Card # 1 of 1

Current Owner		
GESZTI CHRISTOPHER & LISA		
15310 GREATER GROVES BLVD		
CLERMONT	FL	34714

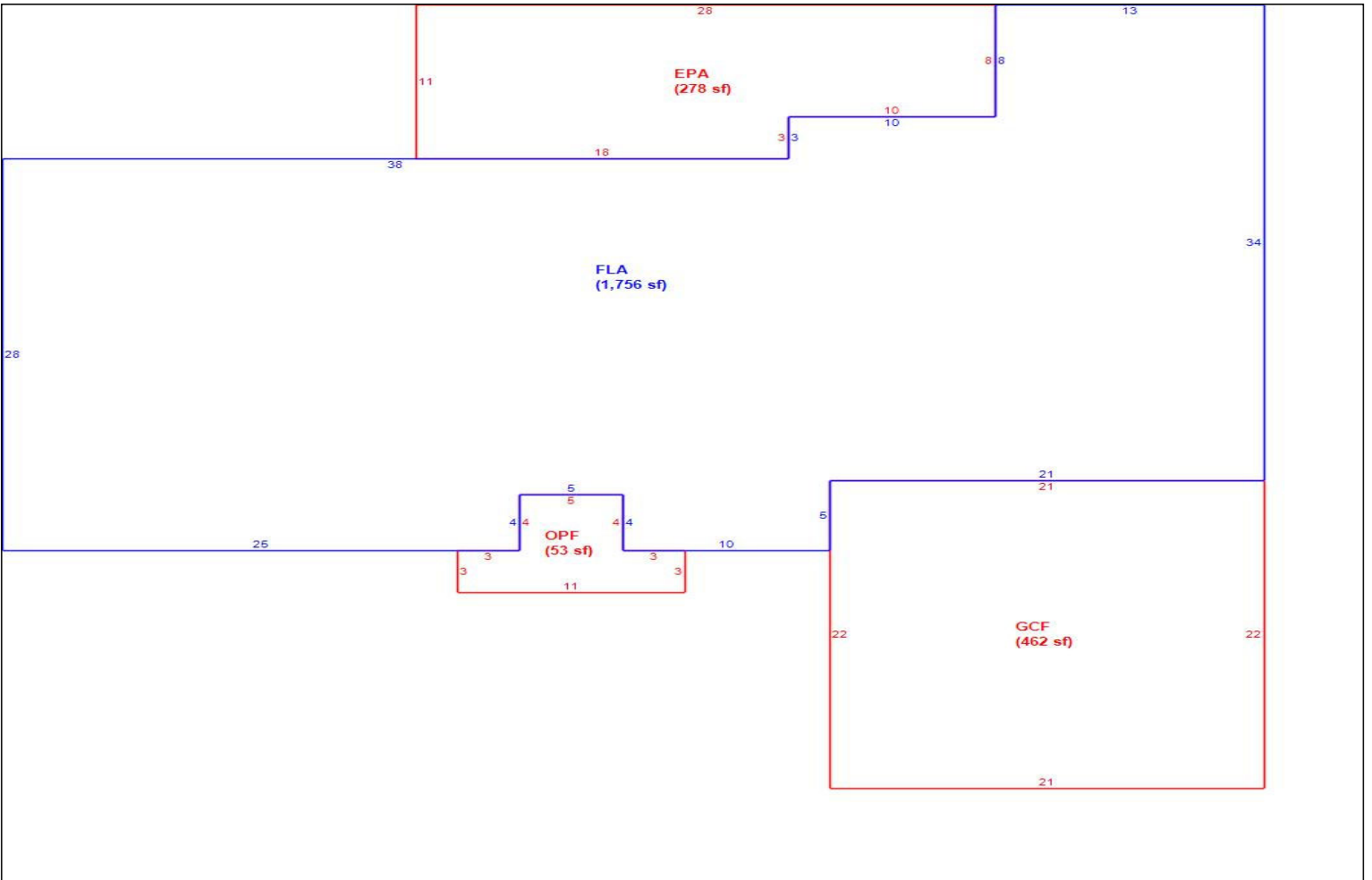
comp 2

Property Location		
Site Address 15310 GREATER GROVES BLVD		
CLERMONT FL 34714		
Mill Group	GG05	NBHD 0581
Property Use		Last Inspection
00100	SINGLE FAMILY	PJF 01-01-202

Legal Description
GREATER GROVES PHASE 4 SUB LOT 476 PB 37 PGS 69-70 ORB 6156 PG 1360

Land Lines												
LL #	Use Code	Front	Depth	Notes Adj	Units	Unit Price	Depth Factor	Loc Factor	Shp Factor	Phys Factor	Class Val	Land Value
1	0100	0	0		1.00 LT	26,500.00	0.0000	3.50	1.000	1.000	0	92,750
Total Acres		0.00		JV/Mkt		0		Total Adj JV/Mkt		92,750		
Classified Acres		0		Classified JV/Mkt		92,750		Classified Adj JV/Mkt		0		

Sketch					
Bldg	1	Sec	1	of	1
Replacement Cost	231,564		Deprec Bldg Value	224,617	
Multi Story	0				



Building Sub Areas					Building Valuation			Construction Detail			
Code	Description	Living Are	Gross Are	Eff Area	Year Built		Imp Type	R1	Bedrooms	3	
EPF	ENCLOSED PORCH FIN	0	278	0	1997	1756	No Stories	1.00	Full Baths	2	
FLA	FINISHED LIVING AREA	1,756	1,756	1,756	105.86	231,564	Quality Grade	665	Half Baths	0	
GAR	GARAGE FINISH	0	462	0	EX	97.00	Wall Type	03	Heat Type	6	
OPF	OPEN PORCH FINISHE	0	53	0	% Good	0	Foundation	3	Fireplaces	0	
TOTALS		1,756	2,549	1,756	Functional Obsol	224,617	Roof Cover	3	Type AC	03	

Alternate Key 3719590  
 Parcel ID 22-24-26-0835-000-47600

**LCPA Property Record Card**  
 Roll Year 2024 Status: A

2024-0441 comp 2  
 PRC Run: 12/2/2024 By  
 Card # 1 of 1

**Miscellaneous Features**  
*\*Only the first 10 records are reflected below*

Code	Description	Units	Type	Unit Price	Year Blt	Effect Yr	RCN	%Good	Apr Value

**Building Permits**

Roll Year	Permit ID	Issue Date	Comp Date	Amount	Type	Description	Review Date	CO Date
2010	SALE	01-01-2009	05-06-2010	1	0000	CHECK VALUE	03-23-2010	
2006	SALE	01-01-2005	04-18-2006	1	0000	CHECK VALUE		

**Sales Information**

Instrument No	Book/Page	Sale Date	Instr	Q/U	Code	Vac/Imp	Sale Price	Code	Description	Year	Amount
2023068400	6156 1360	06-05-2023	WD	Q	01	I	350,000	039	HOMESTEAD	2024	25000
2018120603	5184 0099	10-09-2018	WD	Q	Q	I	230,000	059	ADDITIONAL HOMESTEAD	2024	25000
2017113501	5017 1360	10-20-2017	WD	U	U	I	130,000				
	3844 0894	11-18-2009	WD	Q	Q	I	116,500				
	3826 1004	10-05-2009	CT	U	U	I	89,100				
<b>Total</b>											50,000.00

**Value Summary**

Land Value	Bldg Value	Misc Value	Market Value	Deferred Amt	Assd Value	Cnty Ex Amt	Co Tax Val	Sch Tax Val	Previous Valu
92,750	224,617	0	317,367	0	317367	50,000.00	267367	292367	310,442

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Alternate Key 3376579  
 Parcel ID 22-24-26-0800-000-13900

**LCPA Property Record Card**  
 Roll Year 2024 Status: A

2024-0441 comp 3  
 PRC Run: 12/2/2024 By

Card # 1 of 1

Current Owner		
LYONS MIRIAM J		
15937 GREATER GROVES BLVD		
CLERMONT	FL	34714

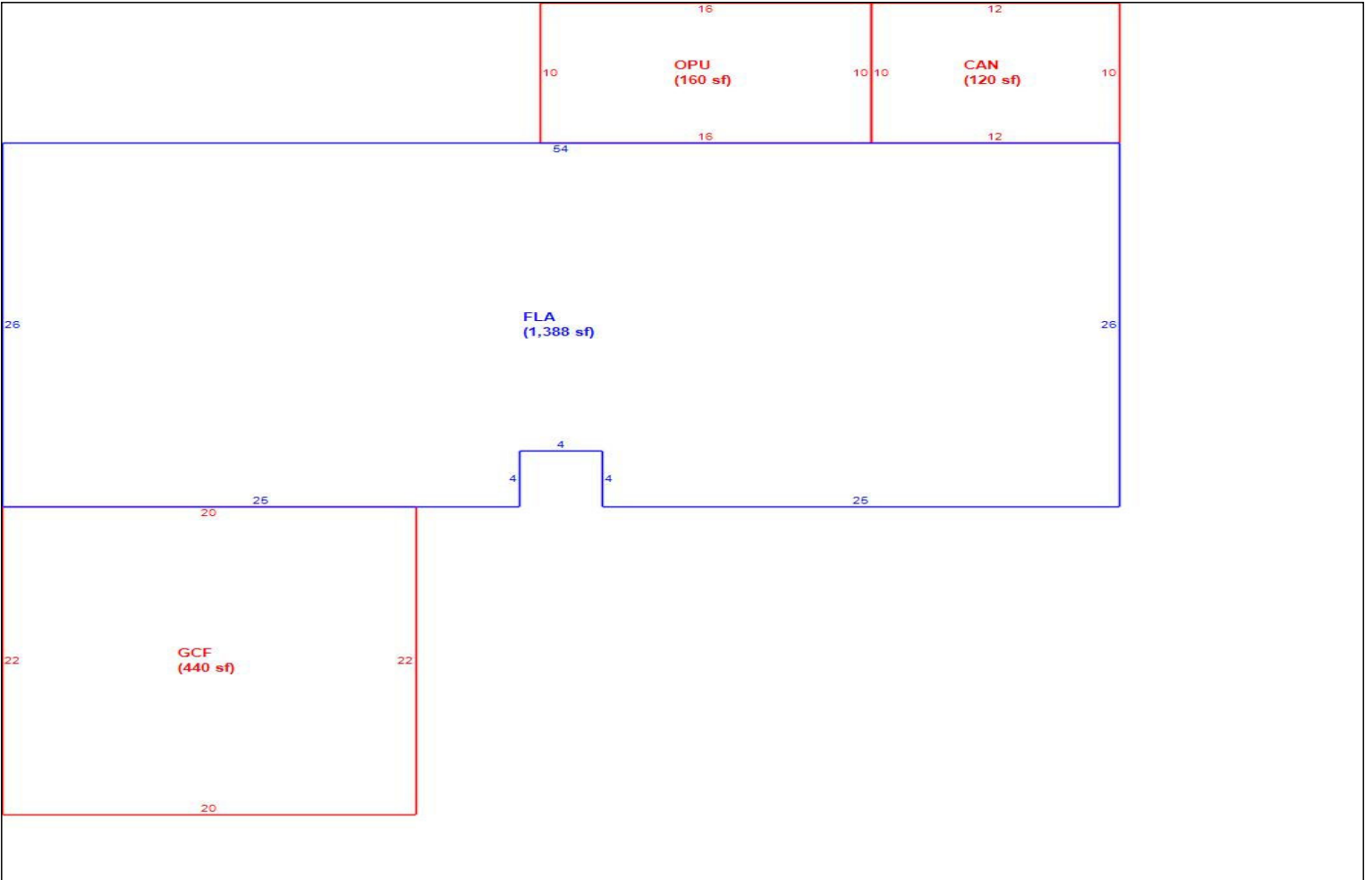
comp 3

Property Location		
Site Address	15937 GREATER GROVES BLVD	
	CLERMONT	FL 34714
Mill Group	GG05	NBHD 0581
Property Use		Last Inspection
00100	SINGLE FAMILY	PJF 01-01-202

Legal Description
GREATER GROVES PHASE 1 LOT 139 PB 32 PGS 79-80 ORB 6268 PG 1935

Land Lines												
LL #	Use Code	Front	Depth	Notes Adj	Units	Unit Price	Depth Factor	Loc Factor	Shp Factor	Phys Factor	Class Val	Land Value
1	0100	0	0		1.00 LT	26,500.00	0.0000	3.50	1.000	1.000	0	92,750
Total Acres		0.00		JV/Mkt		0		Total Adj JV/Mkt		92,750		
Classified Acres		0		Classified JV/Mkt		92,750		Classified Adj JV/Mkt		0		

Sketch			
Bldg 1	Sec 1	of 1	Replacement Cost 190,527 Deprec Bldg Value 184,811 Multi Story 0



Building Sub Areas				Building Valuation		Construction Detail			
Code	Description	Living Are	Gross Are	Eff Area	Year Built	Imp Type	R1	Bedrooms	3
FLA	FINISHED LIVING AREA	1,388	1,388	1388	1992				
GAR	GARAGE FINISH	0	440	0	Effective Area	1388	No Stories	1.00	Full Baths 2
OPU	OPEN PORCH UNFINIS	0	160	0	Base Rate	109.48	Quality Grade	665	Half Baths 0
PAT	PATIO UNCOVERED	0	120	0	Building RCN	190,527	Wall Type	03	Heat Type 6
					Condition	EX	Foundation	3	Fireplaces 0
					% Good	97.00	Roof Cover	3	Type AC 03
					Functional Obsol	0			
TOTALS		1,388	2,108	1,388	Building RCNLD	184,811			

Alternate Key 3376579  
Parcel ID 22-24-26-0800-000-13900

**LCPA Property Record Card**  
Roll Year 2024 Status: A

2024-0441 comp 3  
PRC Run: 12/2/2024 By  
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<b>Miscellaneous Features</b> <i>*Only the first 10 records are reflected below</i>									
Code	Description	Units	Type	Unit Price	Year Blt	Effect Yr	RCN	%Good	Apr Value
POL2	SWIMMING POOL - RESIDENTIAL	200.00	SF	35.00	1991	1991	7000.00	85.00	5,950
PLD2	POOL/COOL DECK	892.00	SF	5.38	1991	1991	4799.00	70.00	3,359
SEN2	SCREEN ENCLOSED STRUCTURE	2032.00	SF	3.50	1991	1991	7112.00	40.00	2,845

<b>Building Permits</b>									
Roll Year	Permit ID	Issue Date	Comp Date	Amount	Type	Description	Review Date	CO Date	
2004	SALE	01-01-2003	01-20-2004	1	0000	CHECK VALUE			

<b>Sales Information</b>									<b>Exemptions</b>			
Instrument No	Book/Page	Sale Date	Instr	Q/U	Code	Vac/Imp	Sale Price		Code	Description	Year	Amount
2024003675	6268	1935	12-26-2023	WD	Q	01	I	389,000				
2022140664	6043	1742	10-19-2022	WD	Q	01	I	300,000				
	2317	1449	04-30-2003	WD	Q	Q	I	132,000				
	1163	0551	04-01-1992	WD	Q	Q	I	78,900				
<b>Total</b>												0.00

<b>Value Summary</b>										
Land Value	Bldg Value	Misc Value	Market Value	Deferred Amt	Assd Value	Cnty Ex Amt	Co Tax Val	Sch Tax Val	Previous Valu	
92,750	184,811	12,154	289,715	0	289715	0.00	289715	289715	284,047	

\*\*\*Information on this Property Record Card is compiled and used by the Lake County Property Appraiser for the sole purpose of ad valorem property tax assessment administration in accordance with the Florida Constitution, Statutes, and Administrative Code. The Lake County Property Appraiser makes no representations or warranties regarding the completeness and accuracy of the data herein, its use or interpretation, the fee or equitable title ownership of the property, and assumes no liability associated with the use or misuse. See the posted Site Notice on our website for details.\*\*\*